Davidson County DEEDWARR
Recvd: 08/25/05 14:20 2 pgs
Fees:13.00 Taxes:826.28

20050825-0101846

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,320.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-HDH-05-2712

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Kocon	Coldwell Banker Mortgage	
2712 Eastland Avenue (ADDRESS)	2001 Bishops Gate Blvd. (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	084 05 0 074.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN EATON D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL R. KOCON, AN UNMARRIED MAN, AND BRYAN L. BERNDT, AN UNMARRIED MAN★ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF CUMBERLAND MEADOWS, SECTION ONE, OF RECORD AS INSTRUMENT NO. 20040521-0059887, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAN EATON, dba VINTAGE BUILDERS BY QUITCLAIM DEED FROM B.I.G. DEVELOPMENT, INC. RECORDED FEBRUARY 16, 2005 IN INSTRUMENT NO. 20050216-0017862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B.I.G. DEVELOPMENT, INC. AND DAN EATON dba VINTAGE BUILDERS BY WARRANTY DEED RECORDED NOVEMBER 13, 2003 IN INSTRUMENT NO. 20031113-0165907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

★ Joint Tenants with the right of survivorship

unimproved ( )
This is improved (X) property, known as 2712 Eastland Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of August, 2005.

Dan Eaton D/B/A Vintage Builders

STATE OF Tennessee
COUNTY OF Davidson

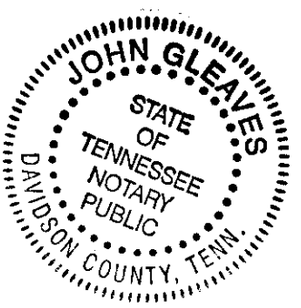
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Eaton D/B/A Vintage Builders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903